



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR  
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES

**Wednesday, November 5, 2014 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.**

**COMMISSION MEMBERS:**  
 PHILIP SUDING, *Chair*  
 BARRY WINICK, *Vice-Chair*  
 MICHAEL DRURY  
 WILLIAM LA VOIE  
 BILL MAHAN  
 FERMINA MURRAY  
 JUDY ORÍAS  
 CRAIG SHALLANBERGER  
 DONALD SHARPE

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
 NICOLE HERNÁNDEZ, Urban Historian  
 JOANNA KAUFMAN, Planning Technician  
 GABRIELA FELICIANO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - four sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first sheet) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PROJECT DESIGN APPROVAL</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of all documents relating to agenda items are available for review at 630 Garden Street and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/HLC](http://www.SantaBarbaraCA.gov/HLC). If you have any questions or wish to review the plans, please contact Joanna Kaufman, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4472, or by email at [JKaufman@SantaBarbaraCA.gov](mailto:JKaufman@SantaBarbaraCA.gov). Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the HLC and that are distributed to a majority of all of the members of the HLC during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**PUBLIC COMMENT.** The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the HLC Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Public comment submitted prior to the scheduled meeting, can be submitted via email to: [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY.** State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

#### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)
- Substitution of plans is not allowed. If revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street, within ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)

- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.
- **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

#### **LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.12 and 3.1.2C for specific information.

#### **NOTICE:**

- A. On Friday, October 31, 2014, at 4:00 P.M., this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/HLC](http://www.SantaBarbaraCA.gov/HLC) .
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). For a rebroadcast schedule, visit [www.SantabarbaraCA.gov/CityTVProgramGuide](http://www.SantabarbaraCA.gov/CityTVProgramGuide). An archived video copy of this meeting will be viewable the next business day on computers with high speed internet access by going to [www.SantaBarbaraCA.gov/HLCVideos](http://www.SantaBarbaraCA.gov/HLCVideos).

#### **GENERAL BUSINESS:**

- A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of October 22, 2014.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PUBLIC HEARING / RECOMMENDATION****1. 116 E VALERIO ST R-3 Zone**

**(1:45)** Assessor's Parcel Number: 027-191-012  
 Application Number: MST2014-00477  
 Owner: First Church of Christ, Scientist  
 Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "First Church of Christ, Scientist.")

**(This item has been continued to November 19, 2014.)**

**PUBLIC HEARING / RECOMMENDATION****2. 931 LAS ALTURAS RD A-1 Zone**

**(1:50)** Assessor's Parcel Number: 019-141-002  
 Application Number: MST2014-00478  
 Owner: Lynn Lincoln and Laurie Ashton  
 Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "Mont Joie.")

**(This item has been continued to November 19, 2014.)**

**ARCHAEOLOGY REPORT****3. 604 E COTA ST C-M Zone**

**(2:00)** Assessor's Parcel Number: 031-222-001  
 Application Number: MST2014-00220  
 Owner: Hammer Properties, LLC  
 Applicant: Peter Lewis  
 Architect: Cearnal Andrulaitis

(This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,221 square foot (net), 3-story mixed-use project. Buildings to be demolished include 1,682 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 1,996 square feet, with a net gain of 314 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 2,130 square feet on the first floor, 9,045 square feet on the second floor, and 7,050 square feet on the third floor, for a total of 18,225 square feet of new residential floor area. A total of 37 parking spaces and 32 bike parking spaces will be provided on the ground floor. The maximum height of the building is 41 feet. Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 61 dwelling units per acre, with a maximum of 63 units allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 605 square feet.)

**(Review of Archeological Report prepared by David Stone, Dudek.)**

**ARCHAEOLOGY REPORT****4. 340 E LOS OLIVOS ST**

E-1 Zone

**(2:05)**

Assessor's Parcel Number: 025-261-004  
Application Number: MST2013-00340  
Owner: Winn Family Trust  
Architect: Mark Shellnut Architects, Inc.  
Applicant: Suzanne Elledge Planning & Permitting Services

(This property is on the City's List of Potential Historic Resources: "Edwards/Dole House." Proposal for alterations and additions to an existing, three-story, 5,203 square foot, single-family residence, located on a 13,510 square foot parcel. The project includes a request to permit the 139 square foot "as-built" dormer addition, a 142 square foot "as-built" deck constructed on the third floor, and the 362 square foot "as-built" second-story sunroom addition, the replacement of aluminum windows on the "as-built" second-story sunroom with (period-correct) wood windows, and the replacement and installation of new skylights. The proposal also includes additions and alterations to the existing garage including relocating the existing 408 square foot, two-car garage (and 244 square foot loft above the garage) to comply with required front setback, adding 60 square feet to meet the minimum interior dimensions, and window and door changes. The existing driveway material is to be removed and replaced with a 540 square foot brick driveway including an integrated brick inlaid vehicular turntable. This project will address violations identified within enforcement case ENF2013-00546 including "as-built" window and skylight changes to the existing 267 square foot detached accessory building and the demolition of other unpermitted structures. The proposed site development totals 6,683 square feet. The project is 149% of the required floor-to-lot area ratio (FAR). The application requires Planning Commission review for a requested floor area and setback modifications.)

**(Review of Archeological Report prepared by David Stone, Dudek)**

**ARCHAEOLOGY REPORT****5. 701 CHAPALA ST**

C-2 Zone

**(2:10)** Assessor's Parcel Number: 037-082-008  
 Application Number: MST2014-00320  
 Owner: Nancy Brock Trust  
 Architect: Wayne Labrie Architect

(A revised project proposal for (Phase 1) to include site alterations and the construction of a new 186 square foot shared accessible restroom building for a parcel currently developed with five (5) existing commercial tenant spaces, including: Unit A 929 square foot restaurant, Unit B 434 square foot office, Unit C 434 square foot retail, Unit D 940 square foot retail, and Unit E 1,956 square foot auto service, located on a 20,274 square foot parcel. The proposed site alterations include the demolition of the existing car lifts associated with the automotive repair shop, changes to the site ingress/egress, revised parking configuration, removal and replacement of existing asphalt paving, new permeable pavers, new site walkways and outdoor patios, new landscape planters, and revised site landscaping. The proposal will provide 19 uncovered vehicle parking spaces and 4 bicycle parking spaces. The proposal also includes undergrounding the electrical service and providing underground water for the fire sprinklers. A separate (Phase 2) application will include a change of use of tenant Unit E (the 2,094 square foot building) from an existing automotive repair shop to a new commercial retail use and associated tenant improvements including new outdoor dining. Phase 3 of the project will involve tenant improvements for Unit A (929 square foot building) and involve alterations to the existing outdoor dining area, and revisions to parking spaces No 9, 10, and 11.)

**(Review of Archeological Report prepared by David Stone, Dudek.)**

**CONCEPT REVIEW – NEW / HISTORIC STRUCTURES REPORT / MISCELLANEOUS ACTION****6. 1626 SANTA BARBARA ST**

R-3 Zone

**(2:15)** Assessor's Parcel Number: 027-192-024  
 Application Number: MST2014-00469  
 Owner: Fulmer Family Trust

(Proposal to construct a new two-story attached 658 square foot, three-car garage with a 658 square foot residential unit above. The proposal includes the addition of a new one-story, 452 square foot master bedroom and an 88 square foot dining room to an existing single-family residence. The site is already developed with an existing, 2,156 square foot, two-story residence. The proposal will include a total of three-covered parking spaces and one-uncovered space. The proposed site development is 4,012 square feet, located on a 20,900 square foot lot. The proposal includes the relocation of the driveway and a new curb cut. The structure is eligible to be designated a Structure of Merit.)

- a) Historic Site/Structures Report (Review of Historic Site/Structures Report Phase I prepared by Post/Hazeltine Associates. The report concluded the residence is eligible to be designated a Structure of Merit.)**
- b) Miscellaneous Action (Staff recommendation to consider adding the Eclectic style structure, constructed in 1904, to the City's List of Potential Historic Resources.)**
- c) Conceptual Review (Comments only; environmental assessment required.)**

**CONCEPT REVIEW - CONTINUED****7. 11 GARDEN ST**

HRC-2/SD-3 Zone

**(2:55)** Assessor's Parcel Number: 033-113-017  
Application Number: MST2014-00281  
Owner: City of Santa Barbara  
Applicant: Joe Stennett  
Agent: Trish Allen, SEPPS, Inc.

(Proposal for a new trellis/kiosk display structure located at the Santa Barbara Visitor Center. The trellis/kiosk dimensions are 8-feet tall by 16-feet 6 inches in length. The proposal includes relocation of bicycle parking and review by the Staff Hearing Officer for requested zoning modifications. The Visitor Center is a designated Structure of Merit: Larco Building.)

**(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. This project was last reviewed on July 2, 2014.)**

**FINAL REVIEW / MISCELLANEOUS ACTION****8. 304 JUNIPERO PLAZA**

E-1 Zone

**(3:15)** Assessor's Parcel Number: 025-262-001  
Application Number: MST2014-00363  
Owner: Benjamin Goetter  
Architect: Harrison Design Associates

(Proposal for site and exterior alterations to an existing two-story single-family residence. The following exterior changes include the removal of a wrap-around porch at the rear and restore the original covered porch, removal of an accessory structure from the interior setback, relocate a potting shed outside of the interior setback, permit an "as-built" metal arbor at the rear, and "as-built" utilities for a fountain. This proposal addresses violations identified in a Zoning Information Report (ZIR2012-00510). The project includes Staff Hearing Officer review for a requested zoning modification. The house is eligible to be designated a City Landmark and for listing on the California Register of Historic Places and National Register of Historic Places.)

- a) **Miscellaneous Action (Staff recommendation to consider adding the Eclectic style house structure, constructed in 1908, to the City's List of Potential Historic Resources.)**
- b) **Final Review (Project Design and Final Approval requested. Project must comply with Staff Hearing Officer Resolution 061-14. This project was last reviewed on August 27, 2014.)**

**CONCEPT REVIEW - CONTINUED****9. 701 CHAPALA ST**

C-2 Zone

**(3:35)** Assessor's Parcel Number: 037-082-008  
 Application Number: MST2014-00320  
 Owner: Nancy Brock Trust  
 Architect: Wayne Labrie Architect

(A revised project proposal for (Phase 1) to include site alterations and the construction of a new 186 square foot shared accessible restroom building for a parcel currently developed with five (5) existing commercial tenant spaces, including: Unit A 929 square foot restaurant, Unit B 434 square foot office, Unit C 434 square foot retail, Unit D 940 square foot retail, and Unit E 1,956 square foot auto service, located on a 20,274 square foot parcel. The proposed site alterations include the demolition of the existing car lifts associated with the automotive repair shop, changes to the site ingress/egress, revised parking configuration, removal and replacement of existing asphalt paving, new permeable pavers, new site walkways and outdoor patios, new landscape planters, and revised site landscaping. The proposal will provide 19 uncovered vehicle parking spaces and 4 bicycle parking spaces. The proposal also includes undergrounding the electrical service and providing underground water for the fire sprinklers. Separate applications will include a change of use of tenant Unit E (the 2,094 square foot building) from an existing automotive repair shop to a new commercial retail use and associated tenant improvements including new outdoor dining, and involve tenant improvements for Unit A (929 square foot building) and involve alterations to the existing outdoor dining area, and revisions to parking spaces No 9, 10, and 11.)

**(Fourth concept review. Comments only; project requires environmental assessment and compliance with Tier 3 Storm Water Management Program (SWMP). The project was last reviewed on October 8, 2014.)**

**CONCEPT REVIEW - CONTINUED****10. 340 W CARRILLO ST**

C-2 Zone

**(4:05)** Assessor's Parcel Number: 039-262-036  
 Application Number: MST2012-00295  
 Owner: George Dumas, Trustee  
 Applicant: Tesoro Refining  
 Architect: LMA Architects  
 Engineer: A & S Engineering, Inc.  
 Business Name: USA Gas

(Proposal to permit the as-built conversion of an existing automobile service station to a mini-mart. The proposal includes minor exterior alterations, removal of the auto service bays, and increasing landscaping planter areas. Nine parking spaces will be provided and no new floor area is proposed on the 15,600 square foot parcel. Planning Commission review of a Conditional Use Permit is requested.)

**(Third Concept Review. Comments only; project requires environmental assessment and Planning Commission review for a requested Conditional Use Permit (CUP). This project was last reviewed on July 2, 2014.)**



**CONCEPT REVIEW - NEW****11. 834 STATE ST**

C-2 Zone

**(4:35)** Assessor's Parcel Number: 037-052-021  
Application Number: MST2014-00531  
Owner: Bank of America  
Applicant: Kevin Ary

(Proposal for accessibility upgrades consisting of lowering existing wall mounted ATMs at the front and rear of the building, adjusting the slope of the existing brick pavers and installing a railing at the front ATMs, and correcting the dimensions and grade of the existing accessible parking spaces.)

**(Project Design and Final Approval is requested. Action may be taken if sufficient information is provided.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**